



Agricultural Land Commission Staff Report

DATE: December 4, 2009
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Martin Collins

RE: Application # 50342
PROPOSAL: To use a 0.4 ha area of the 4.3 ha property for truck parking. The 0.4 ha area is adjacent to the dwelling and to 176th St.

PROPOSAL INFORMATION

Background: This is one of several applications for truck parking facilities in the ALR in Surrey. There is a reputed shortage of parking for trucks in the City of Surrey and many farm properties are being pressed into service.
Received Date: July 30, 2009
Applicant: Surinder & Summerjit Sidhu
Agent: Sonia & Ajaipal Sidhu
Local Government: City of Surrey

DESCRIPTION OF LAND

PID: 000-436-607
Legal Description: Lot 1, New Westminster District, EXCEPT Part on Statutory Right of Way Plan 17425, Section 29, Township 7, Plan 10773
Civic Address: 3610 - 176 Street
Area: 4.3 ha
ALR Area: 4.3 ha
Purchase Date:
Owner: Summerjit and Sonia Sidhu

Total Land Area: 4.3 ha
Total ALR Area: 4.3 ha
Current Land Use: Residence, filled parking area (3,750 sq meters filled parking area), 2 ha in blueberries 1.7 ha of the property is scrub vegetation.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
4.3	Prime	BCLI

Surrounding Land Uses:

North 6 ha farm property in blueberry production.
East 16 ha farm parcel in blueberries and other field crops.
South 3 ha farm parcel in blueberry production
West 8 ha farm parcel in blueberry production.

Official Community Plan

Bylaw Name: City of Surrey OCP
Designation: Agriculture
OCP Compliance: No

Zoning

Zoning Bylaw Name: City of Surrey Zoning bylaw
Zoning Designation: General Agricultural Zone
Minimum Lot Size: 4.0 ha
Zoning Compliance: No

RELEVANT APPLICATIONS

Application #: 50336

Applicant: Sukhraj Singh and Balraj Singh Kang

Proposal: The applicant is proposing a truck parking use on the subject property. The subject site is located at 5228 - 157th Street, Surrey.

Decisions:
Resolution Number

Decision Date

Decision Description

Note: No decision has been made - part of a batch of similar "non-arm use" applications in south Surrey.

Application #: 50335

Applicant: Karnail, Jarnail & Bachittar Rai

Proposal: The applicant is proposing a truck parking use on the subject property. The subject site is located at 3386 - 176th Street, Surrey.

Decisions:
Resolution Number

Decision Date

Decision Description

Note: Part of a batch of similar applications for "non-farm uses" in south Surrey.

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Refuse	City of Surrey Planning staff recommend that the application be refused.
Board/Council	No Comment	The City of Surrey Council forwarded the application without comment.
Agricultural Advisory Committee	Refuse	The City of Surrey AAC recommended that the application be refused.

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The filled area used for truck parking is debilitated and not usable for agriculture. The proposal represents a permanent loss of agricultural land. It is possible for the fill to be removed and the land rehabilitated to an agricultural standard.
- 2) Permitting truck parking on ALR properties in Surrey could have significant implications on the overall ALR in the Fraser Valley.
- 3) The City of Surrey Planning Department and the City of Surrey Agricultural Advisory Committee do not support the application.

ATTACHMENTS

50342 - ContextMap10k.pdf
50342 airphoto - bw.pdf

END OF REPORT

Signature

Date